

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

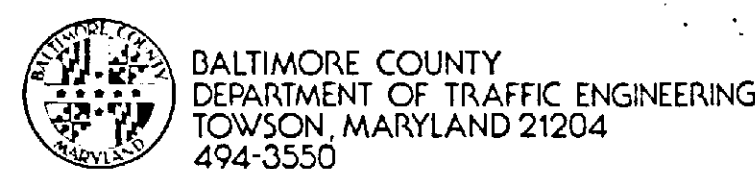
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of August, 1983, that the Petition for Special Exception for a service garage, in accordance with the site plan prepared D.S. Thaler & Associates, Inc., revised July 29, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The service garage operation shall consist of general maintenance of motor vehicles and shall not include body and fender repair or painting. All service work shall be performed and all damaged vehicles shall be stored within the building. No vehicle heavier than a one ton truck (as specified by the manufacturer) shall be displayed.
2. The hours of operation shall not exceed 9:00 p.m. and sign illumination shall be limited to hours prior to midnight. Any lighting for the parking areas shall be arranged to reflect light away from residential zones.
3. Signs shall be limited to a free-standing sign, not over 10 feet high, and a screen above the canopy roof, not over 8 feet high, with a display of white letters, not over 5 feet high.
4. The floodplain area shall remain in its natural state other than for parking access.
5. The method provided for the elimination of waste oil shall be in accordance with the requirements of the Water Resources Administration.
6. A detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division and the Zoning office.
7. Compliance with the requirements of the County Review Group.
8. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.
9. No building permits shall be issued until the expiration of any and all appeal periods.

James M. Deane
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 26, 1983
BY May Conner (Clerk)



STEPHEN E. COLLINS
DIRECTOR

July 28, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 267 ZAC- Meeting of June 14, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

NO PLAN.

MSF/ccm

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 267, Zoning Advisory Committee Meeting of June 14, 1983
Property Owner: C-F Properties Partnership
Location: SW/S Reisterstown Road District 3rd
Water Supply public Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

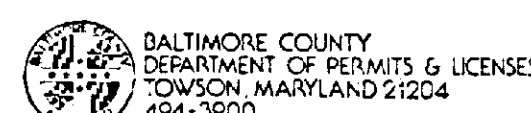
July 8, 1983
Date

Zoning Item # 267
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- (X) Soil percolation tests have been conducted.
(X) The results are valid until July 12, 1984.
Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- (X) Others This site will be served by a private septic system and public water. Soil percolation tests have been conducted.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



TED ZALESKI JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 267 Zoning Advisory Committee Meeting June 14, 1983 are as follows:

Property Owners: C-F Properties Partnership
Location: SW/S Reisterstown Rd. 1040' S/E from centerline of Greenspring Valley Road
Existing Zoning: B-1
Proposed Zoning: Special Exception for a service garage.

Acres: 7.181
District: 3rd

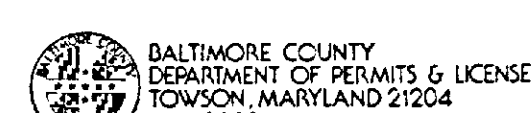
The items checked below are applicable:

- (X) All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (X) A building and other miscellaneous permits shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, line 2, Section 407 and Table 402.
- (X) Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments: Building shall be sprinkled. Separate permits are required for various site improvements.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Bunch
Charles E. Bunch, Chief
Plans Review

CD:rrj
FORM 01-82



TED ZALESKI JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 267 Zoning Advisory Committee Meeting June 14, 1983 are as follows:

Property Owners: C-F Properties Partnership
Location: SW/S Reisterstown Rd. 1040' S/E from centerline of Greenspring Valley Road
Existing Zoning: B-1
Proposed Zoning: Special Exception for a service garage.

Acres: 7.181
District: 3rd

The items checked below are applicable:

- (X) All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (X) A building and other miscellaneous permits shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, line 2, Section 407 and Table 402.
- (X) Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments: Show handicapped access to building, parking signs at each handicapped space, curb cuts and other required handicapped features on plans.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Bunch
Charles E. Bunch, Chief
Plans Review

CD:rrj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 13, 1983

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 14, 1983

RE: Item No: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

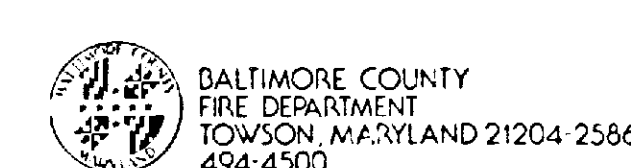
Dear Mr. Hammond:

All of the above have no effect on student population.

Very truly yours,

William E. Hammond
William E. Hammond, Assistant
Department of Planning

WNP/bp



PAUL H. REINCKE
CHIEF

September 15, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: C-F Properties Partnership

Location: SW/S Reisterstown Road 1040' S/E from centerline of Greenspring Valley Rd.

Item No.: 267 Zoning Agenda: Meeting of June 14, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McNamee*
George M. McNamee, Assistant
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK /mb /cm
94-50

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
TOWSON, MARYLAND 21204
494-3648

ROBERT L. HANNON
DIRECTOR

August 16, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Special Exception
C-F Properties Partnership
Allstate Leasing, Inc. Lessee

Dear Mr. Jablon:

Regarding the Petition for Special Exception for a Service Garage filed by C-F Properties Partnership, we wish to comment on two areas of interest to this office:

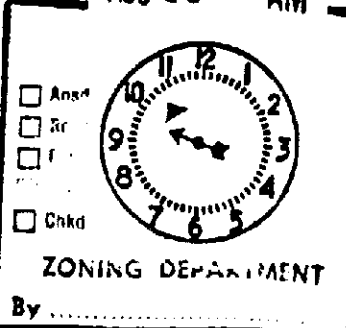
1. There would be a significant initial investment of approximately \$1,050,000 into Allstate Leasing, Inc., an existing business in Baltimore County;
2. As a result of Allstate Leasing, Inc. relocating to the site in question, a new car dealership is proposed for Allstate's present site, creating approximately 55 new jobs in Baltimore County;
3. An additional investment for renovation is proposed on Allstate's current site to accommodate a car dealership.

Thank you for your consideration.

Regards,

ROBERT L. HANNON
Director

KLH:jct



PETITION FOR SPECIAL EXCEPTION

3rd Election District

ZONING: Petition for Special Exception
LOCATION: Southwest side of Reisterstown Road, 1,040 ft. Southeast of the centerline of Greenspring Valley Road
DATE & TIME: Tuesday, August 16, 1983 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage
All that parcel of land in the Third District of Baltimore County

Being the property of C-F Properties Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 16, 1983 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 481-8100

May 28, 1983

DESCRIPTION TO ACCOMPANY SPECIAL EXCEPTION
ALLSTATE LEASING PROPERTY

Beginning for the same in the centerline of Reisterstown Road, at a point measured 1040 feet southeasterly along said centerline from the centerline of Greenspring Valley Road, and running thence in the center of Reisterstown Road South 45° 07' East 343.28', thence leaving said road and running South 44° 50' West 293.50', South 51° 03' 20" West 559.74', North 45° 07' West 319.81', North 03° 33' West 67.35', North 51° 03' 20" East 810.21' to the point of beginning.

Containing 7.181 Acres of land more or less.



CIVIL ENGINEERS • SITE PLANNERS

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 26, 1983

Julius W. Lichter, Esquire
113 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SW/S of Reisterstown Rd., 1,040'
SE of the center line of Greenspring
Valley Rd. - 3rd Election District
C-F Properties Partnership - Petitioners
NO. 84-50-X (Item No. 267)

Dear Mr. Lichter:

I have this date passed my order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Judy Baer
Valley Planning Council
P.O. Box 5402
Towson, Maryland 21204

Mr. Stuart Nussbaum
66 Pickersgill Square
Owings Mills, Maryland 21117

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 2, 1983

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Written Confirmation
Relative to Automobile Rentals
from a Service Garage

Dear Mr. Lichter:

You have requested by letter dated July 22, 1983 written confirmation that "...a building permit to construct a facility which would house a display area for the leasing of motor vehicles, offices, service facilities, parking and other accessory uses." could be issued in accordance and in compliance with the Baltimore County Zoning Regulations.

Please be advised that it has been the long-standing practice of the Zoning Office to interpret the Business, Local (B.L.) Use Regulations as permitting automobile rentals from a service garage as a principal use. This interpretation is based upon the definition of a service garage, i.e., Section 101 of the regulations (enclosed). Please note that automobile sales are not permitted as a principal use under a service garage category, the reason being that an automobile sales room is listed as a principal use under the Business, Major (B.M.) Use Regulations. The Manufacturing, Light (M.L.) Use Regulations permit the rental of automobiles but only as an auxiliary use to the principal uses that are permitted in the M.L. Zone.

As you indicate, a service garage in a B.L. Zone requires a public hearing; i.e., special exception, at which time the type of service garage use requested (automobile rental) is specifically indicated.

If you have any further questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

ARNOLD JABLON
Zoning Commissioner

AJ:JED:nr
Enclosure

cc: Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
Mr. James E. Dyer, Zoning Supervisor

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

July 22, 1983

MELVIN A. STEINBERG
JULIUS W. LICHTER
EDWARD L. COLEMAN
DONALD F. ROGERS

IN REPLY REFER TO:

Mr. James E. Dyer
Zoning Supervisor
Zoning Commissioner's Office
County Office Building
Towson, Maryland 21204

RE: Petition for Special Exception
C-F Properties Partnership
7.181 Acres
Allstate Leasing Inc. - Lessee
Filed June 1, 1983

Dear Mr. Dyer:

As you may recall, sometime in April and May of this year, I spoke with you on a number of occasions about the purchase of the above property which is zoned BL with the view of obtaining the approval of the Zoning Office for an occupancy permit and a building permit to construct a facility which would house a display area for the leasing of motor vehicles, offices, service facilities, parking and other accessory uses. At that time, you advised me that the BL zone did not allow for the leasing of motor vehicles as a matter of right and that in order to utilize the property for these purposes, a special exception would be required for a service garage which would permit a business as operated by Allstate Leasing, Inc. to be located in the BL zone. Pursuant to your advice, I have filed the above Petition For Special Exception and the matter is coming on for a hearing in August.

I would appreciate your forwarding to me a written confirmation of your advice.

Your earliest reply would be greatly appreciated.

Very truly yours,

JULIUS W. LICHTER

JWL:jw

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

June 29, 1983

MELVIN A. STEINBERG
JULIUS W. LICHTER
EDWARD L. COLEMAN
DONALD F. ROGERS

IN REPLY REFER TO:

Mr. William Hammond
Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition For Special Exception
C-F Properties Partnership - 7.181 Acres ±
Allstate Leasing, Inc. - Lessee
Filed June 1, 1983

Dear Mr. Hammond:

The Petition for Special Exception for a Service Garage was filed with the request that the matter be set for hearing promptly. I feel that a history of the circumstances surrounding the Petition would confirm the necessity for setting the hearing at the earliest possible date.

This location will be occupied by Allstate Leasing, Inc. which is a company that has been in business in Baltimore County since 1975 at 9808 Reisterstown Road, its present location. They propose to construct a 22,000 square foot building on the 7.181 acre site. The owners of the property have recently purchased the property at auction for the sum of \$300,000 and propose to promptly construct the aforesaid facility at an approximate cost of \$750,000. The company presently employs 49 employees. These employees will be transferred to the new location should the Special Exception be granted.

Some of the principals involved in the ownership of the land and/or Allstate Leasing, Inc. are also involved in the Heritage Chevrolet Dealership located at 11234 Reisterstown Road and in a new Oldsmobile dealership which must be open for business by January 31, 1984 in this area. It is proposed that the Oldsmobile dealership will open for business in the present facility occupied by Allstate Leasing, Inc. at 9808 Reisterstown Road. This new business proposes to hire 55 new employees and the new dealership will renovate the facility to accommodate dealership needs and the requirements of General Motors-Oldsmobile Division.

Mr. William Hammond
Zoning Commissioner

Page 2
June 29, 1983

RE: Petition for Special Exception
C-F Properties Partnership - 7.181 Acres ±

As you may be aware, the Heritage Chevrolet Dealership is now located on the same site formerly occupied by an Oldsmobile dealership known as Metro Oldsmobile which was forced to close. The agreement between the principals and General Motors-Oldsmobile Division require that the dealership be open for business no later than January 31, 1984 or run the risk of losing the dealership in this area. The principals have diligently sought the acquisition and/or leasing of property in the area designated as the territory by Oldsmobile and have been unable to do so for more than eighteen months until the subject site became available by auction sale.

The opportunity to relocate the Allstate facility to the subject site and to open the Oldsmobile dealership at 9808 Reisterstown Road offers the principals and Baltimore County an opportunity which ought to be maximized promptly. Therefore, I would appreciate your scheduling the hearing on the Special Exception at your earliest possible convenience.

Sincerely,

Julius W. Lichter

JWL:lsp

cc: Mr. Nicholas B. Commodari
Mr. Robert Hannon
Economic Development Commission

BALTIMORE COUNTY, MARYLAND
SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: July 26, 1983
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
PROJECT NAME: Allstate Leasing
PROJECT NUMBER: 483099
LOCATION: W/S of Reisterstown Road, S.
of Greenspring Valley Road
DISTRICT: 3C3

The Plan for the subject site, dated June 30, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Plan is not acceptable due to non-conformance with storm drain requirements.

HIGHWAY COMMENTS:

As no County roads are involved, this office has no comment.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Project #83099
Allstate Leasing
Page 2
July 26, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any losses or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

Project #83099
Allstate Leasing
Page 3
July 26, 1983

WATER AND SANITARY SEWER COMMENTS:

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extensions required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

This property is subject to a Water System Connection Charge based on the size of water meter utilized.

The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted in accordance with Department of Health requirements.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:PMKiss

cc: File

Mr. R. Morton

-2-

July 22, 1983

It is requested that all permits and approvals be held until the plan is revised, access permit applied for and a performance bond posted in the amount of \$35,000.00 to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
DATE: July 28, 1983

FROM: ZONING

PROJECT NAME: Allstate Leasing
LOCATION: W/S of Reisterstown Rd.,
S of Greenspring Valley Road
DISTRICT: 3rd Election District

A Special Exception hearing (Case No. 84-50-X) for a service garage has been scheduled on August 16, 1983 at 11:00 A.M. The CRG plan may be approved subject to the outcome of the Special Exception Hearing, provided the following requirements are met:

1. No portion of the parking lot or driveway may be located in the O-2 Zone. The site plan should be revised to eliminate a small strip of paving along the southernmost property line.
2. Four-foot-high compact screen planting or stockade fencing is required in order to screen the parking lot from any residential zone. Chain link fencing is not acceptable unless it is slatted.
3. Particular attention should be paid to areas along Reisterstown Road opposite Queen Anne Village, to the north adjoining the Atkinson property.
4. If there are any damaged or disabled vehicles awaiting repair, they must be screened with an 8 foot high screening fence. This must be indicated on the site plan.

DIANA ITTER
Zoning Associate III

7/22/83

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
DATE: July 27, 1983

PROJECT NAME: Allstate Leasing
COUNCIL & ELECTION DISTRICT: III-248

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

According to the Baltimore County Soil Survey the following soil limitations for development exist on this site. Glenelg Loam (GcC2,GcB2) and Manor Loam (MBD2) have severe limitations due to slope. Glenelg Silt Loam (GnB) has severe limitations due to high water table. Adequate measures which will mitigate the effects of such limitations will be required prior to or along with the building permit application. It is the intended purpose to identify soil limitations on the plan, and mitigative measures must be addressed in subsequent processing phases.

Landscaping should be provided on this site as much as possible. Screening should be provided along the parking areas.

The proposed Preakness Woods development is located adjacent to this site, for which an approved Plan is on file. The Preakness Woods Plan shows a proposed road on the North and West sides of the Allstate site. The proposed road on the North site shows a future connection to this site. This future connection must be shown on this plan.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79 Section 4A02.30. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

The property is located in a traffic area controlled by a "D level intersection", Painters Mill Road and Reisterstown Road, and it is possible that as conditions change traffic capacity may become more limited. The Basic Services areas which determine traffic deficiency will be re-evaluated by the County Council in December, 1983. The Basic Services Areas are re-evaluated annually. Issuance of building permits in the future may be determined by the constraints of re-evaluation of deficient areas.

Susan Carrell
Susan Carrell

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

July 22, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 7-28-83
"Allstate Leasing", W/S
Reisterstown Rd., Route 140
1,200' S/E of Greenspring
Valley Rd., Route 130

Dear Mr. Morton:

On review of the site plan of 6-30-83 and field inspection, the State Highway Administration will require the plan to be revised.

The proposed 32' entrance, 160' north of the south property line fails to meet minimal stopping sight distance criteria of the State Highway Administration.

The State Highway Administration will require the entrance to be centered on a point 45' north of the south property line. This location affords the developer a stopping sight distance that meets minimal requirements.

The access must be 35' in width with 20' radii on the roadside curb and recommended 10' radii on the barrier curb.

The roadside curb must be constructed on a minimum distance of 32' from the centerline of Reisterstown Road and meet the existing curb and gutter section to the south for a smooth transition.

The area from the edge of the traveled way to the proposed gutter pan must be paved with bituminous paving or overlaid to meet S.H.A. Standards. This will include a 10:1 taper to the north from the nosed down curb to the edge of the traveled way and a 25:1 taper to the south to provide adequate transition.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 355-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: July 27, 1983

PROJECT NAME: Allstate Leasing
PROJECT NUMBER & DISTRICT: 3C3
LOCATION: Reisterstown Road S. of Greenspring Valley Rd.

C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAT:

The location of the entrance on Reisterstown Road is subject to the approval of the State Highway Administration. This entrance should be 35ft.

C. Richard Moore
Acting Deputy Director

CRM/GLI/ccm

A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted, must be updated, can be waived, must be revised.

A Water Appropriation Permit Application must be submitted. Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

The developer must contact this office at 474-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

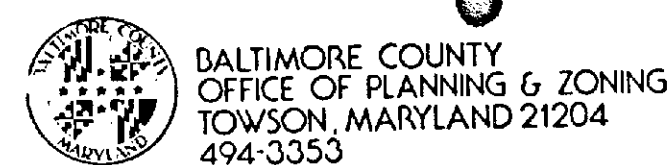
X This plan can be approved as submitted.

This plan cannot be approved at this time. See checked revisions and/or comments.

- X 1) The Environmental Effects Report has been reviewed and approved subject to conditions outlined in the attached memo dated July 27/1983.
2) The Hydrogeological Study has been reviewed and approved subject to the conditions outlined in the attached letter to Mr. Cohen dated July 13/1983.
3) It would also be noted that cutting or excavating soil in the sewage disposal area will not be permitted.

JR Powell

SS 762



ARNOLD JABLON
ZONING COMMISSIONER

August 5, 1983

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
SW/S Reisterstown Rd., 1,040' SE of
the c/l of Greenspring Valley Rd.
C-F Properties Partnership - Petitioner
Case No. 84-50-X

Dear Mr. Lichter:

This is to advise you that \$54.52 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119477

DATE 8/16/83 ACCOUNT R-01-615-000

AMOUNT \$54.52

RECEIVED FROM Julius Lichter, Esquire
FOR Advertising & Posting Case #84-50-X
(C-F Properties Partnership)

0 687*****545215 5165A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd

Date of Posting July 28, 1983

Posted for: Special Exception

Petitioner: C-F Properties Partnership

Location of property: SW/S of Reisterstown Road, 1,040' SE of

the c/l of Greenspring Valley Road

Location of signs: SW/S of Reisterstown Road, approx. 1100' SE of

the c/l of Greenspring Valley Road

Remarks: A.J. Jablon

Date of return: August 2, 1983

Posted by: A.J. Jablon

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 28, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 28th day of August, 1983, the first publication appearing on the 28th day of July, 1983.

THE JEFFERSONIAN
A. Frank Smith
Manager

Cost of Advertisement, \$19.25

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., July 28, 1983

THIS IS TO CERTIFY that the annexed Request #149859 P.O. 46365 was published for one (1) day, July 28, 1983, in the 28th day of July, 1983, in the

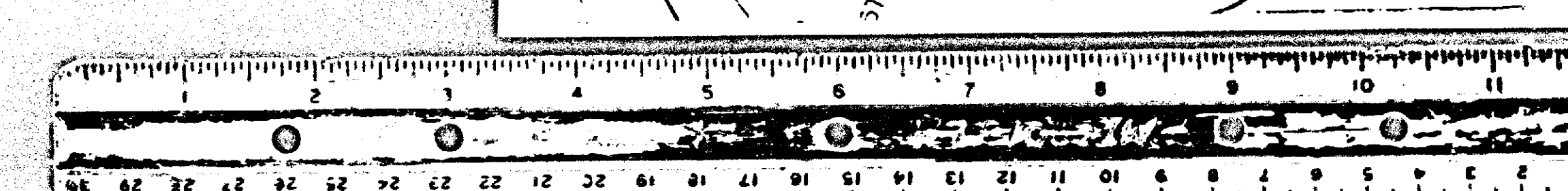
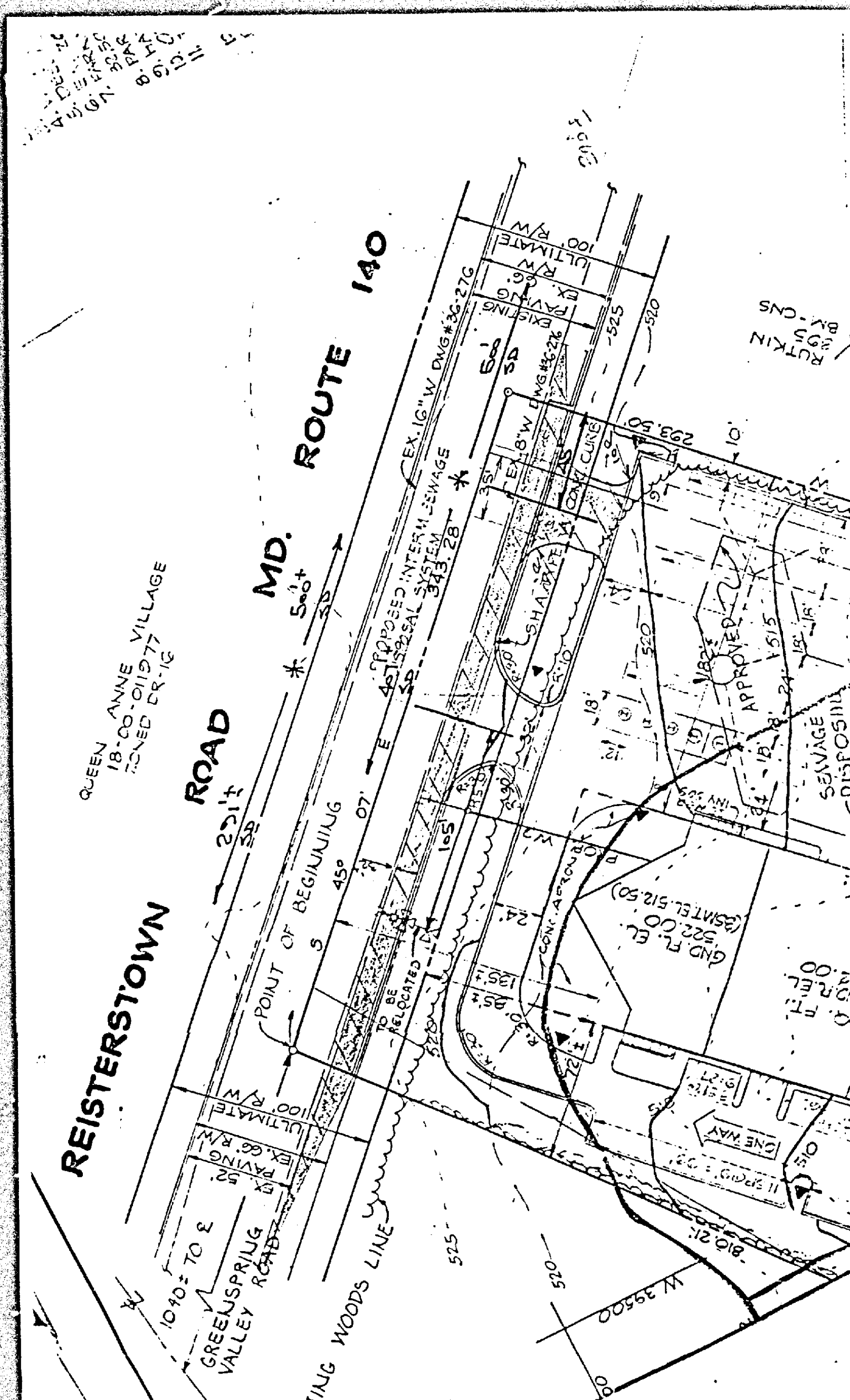
- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.


LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: Dennis Keefe

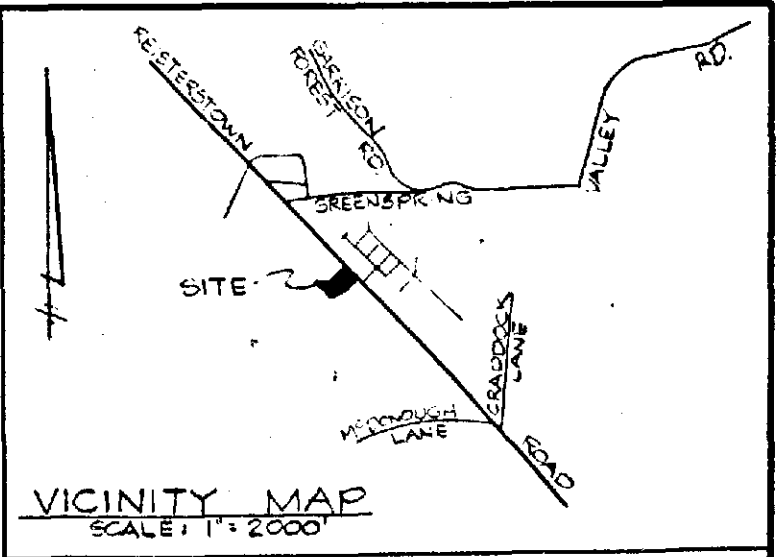
PETITION FOR SPECIAL EXCEPTION
3rd Election District

ZONING: Petition for Special Exception
LOCATION: Southwest side of Reisterstown Road, 1,040' SE of the centerline of Greenspring Valley Road
DATE & TIME: Tuesday, August 16, 1983 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a service garage.
All that parcel of land in the Third District of Baltimore County beginning for the same in the centerline of Reisterstown Road, at a point measured 1040 feet southeasterly along said centerline from the centerline of Greenspring Valley Road, and running thence in the center of Reisterstown Road South 45°00' East 343.20' thence leaving said road and running South 45°00' West 283.50' South 51°00' West 504.74' North 45°00' West 518.87' North 02°53' West 61.25' North 51°00' East 616.21' to the point of beginning.
Containing 7.181 Acres of land more or less.
Being the property of C-F Properties Partnership, as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, August 16, 1983 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF:
ARNOLD JABLON
ZONING COMMISSIONER OF BALTIMORE COUNTY



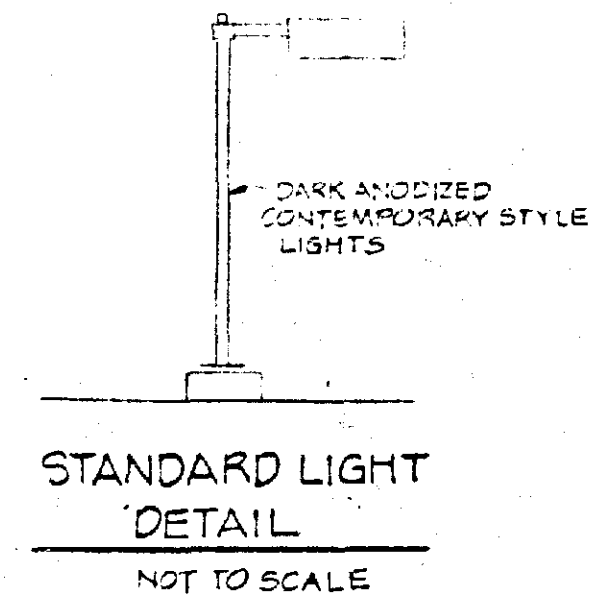

PETITIONER'S
EXHIBIT 2

L-1



NOTES & CALCULATIONS

1. TOTAL GROSS SITE AREA = 7.18 ACRES. TOTAL NET SITE AREA = 6.78 ACRES.
2. COUNCILMANIC DISTRICT = 3
3. CENSUS TRACT = 4037.02
4. WATERSHED # 27 & SUBWATERSHED # 65
5. DEED OF OWNERSHIP = E.H.K. Jr. 5806/745, Property Number 0312054910.
6. EX. ZONING = BL, w/ SOME BM/CMS, 02 1 DR-1G @ PROPERTY LINE VICINITY.
7. PARKING SPACES REQUIRED: 1 SPACE PER 200 SQ. FT. OF BUILDING = 32,500 S.F. + 200 * 162.5 SPACES
8. PARKING SPACES PROPOSED = 276
9. HANDICAPPED PARKING SHOWN THUS (5 SPACES REQ'D & PROVIDED)
10. OPEN SPACE NOT REQUIRED
11. THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HAZARDOUS MATERIALS SITES, HISTORIC BUILDINGS ON SITE.
12. ESTIMATED AVERAGE DAILY TRIPS (ADT) = 400.
13. EXISTING GROUND COVER: WOODED.
14. MAXIMUM BUILDING HEIGHT = 50'
15. LIGHTING STANDARDS SHOWN: ▲
16. F.A.B. 1117, FIGURE 32,600 (0.431 AC. = 2.75 NET AC)
17. BOUNDARY SHOWN HEREON TAKEN FROM PLAT ENTITLED 7.181 ACRES DATED SEPT. 1964 AND PREPARED BY ROBERT C. NORRIS.
18. GRADING SHOWN IS SCHEMATIC ONLY AND BASED UPON BALTIMORE COUNTY PHOTOGRAMMETRIC TOPOGRAPHY MAPS.



**SITE PLAN AND PLAT
TO ACCOMPANY SPECIAL EXCEPTION**
ALLSTATE LEASING
 3rd ELECTION DISTRICT BALTIMORE CO., MARYLAND
 SCALE: 1" = 50' JUNE 30, 1983
 REVISED: JULY 29, 1983

OWNER
 JACK H. LEVINSON, ETAL.
 6010 REISTERSTOWN ROAD
 BALTIMORE, MARYLAND 21215
 (301) 323-5500

CONTRACT PURCHASER
 C.F. PROPERTIES PARTNERSHIP
 % ALLSTATE LEASING, INC.
 % LOU COHEN, PRESIDENT
 2808 REISTERSTOWN ROAD
 GARRISON, MARYLAND 21055
 (301) 363-6500

SOIL LEGEND

- GCB2 - GLENELG LOAM, 3 TO 6 PERCENT SLOPES, MODERATELY ERODED
 MOD2 - MANDER LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
 G6C1 - GLENELG LOAM, 6 TO 15 PERCENT SLOPES, MODERATELY ERODED
 3-B - GLENVILLE SILT LOAM, 3 TO 5 PERCENT SLOPES

ENGINEERS
D.S. THALER & ASSOCIATES, INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND 21208
 301-484-4100

NOTE: THIS ALIGNMENT BASED ON PRELIMINARY PLAN OF "FREAKNESS WOODS" TENTATIVELY APPROVED 12-1-81.

MATTHEW S. ATKINSON III.
 5230/37
 ZONED DR-1G
 VACANT

MATTHEW S. ATKINSON JR.
 W.P.C. 641/21
 ZONED DR-1G
 VACANT

PARKING IN 100 YEAR
 FLOOD PLAIN TO BE
 RELOCATED IN THIS
 AREA.

LIMIT OF WOODS
 CLEARING

STORMWATER
 MANAGEMENT
 AREA (SEE
 APPENDIX)

MICHAEL
 3 GABBY
 ZONED DR-1G
 VACANT

EXISTING
 MCDONOUGH
 HARDWARE